



RECEIVED

NOV 15 2019

CITY OF DUPONT

FILE COPY

City of DuPont Planning Division Land Use Application

1700 Civic Drive
DuPont, WA 98327
www.dupontwa.gov

Phone: (253) 912-5393
3) 964-1455

City File Number: PLNG2019-033

All information listed in this application, or by applicable ordinance, must be submitted in order for a land use application to be determined complete. Only a complete land use application will be processed for conformance with adopted policies and requirements.

General Information:

Project name: Taco Bell

Applicant name: Northwest Restaurants, Inc. - Adam Sibert

Address: 18815 139th Avenue NE, Suite C, Woodinville, WA 98072

Phone number: (206) 851-5095

Fax number: _____

email: asibert@nri-inc.com

Applicant's representative: Eric Koch - Partners Architectural Design Group, Inc.

Address: 8383 158th Avenue NE, Suite 250, Redmond, WA 98052

Phone number: (425) 636-8006 ext 105

Fax number: _____

email: eric@padgi.com

Description of proposal. Be specific.

Proposed fast food restaurant with drive-thru. 2892 sf building footprint with 59 seats.

Address: 700 Station Drive, Dupont, 98327

Site Information:

Assessor's Parcel Number(s): 3000500111

Area of site in square feet: 53,298 sf

Area of streets and alleys: 0

Area of storm drainage improvements and conveyance lines: 0 (all facility under parking lot)

Area of open space and neighborhood green tracts: 0

Area of critical areas and buffers: 0

Area of building floors: 2892 sf

Area of impervious surfaces: 33,467 sf

Area of landscaping: 9831 sf

Building height: 24'-0"

Number of dwelling units: 0

Number of employees: 16

Number of disabled, compact and standard parking stalls: 40

Description and area of all proposed tracts: N/A

Required Plans, Information and Fee:

(Quantity and minimum scale of each item or drawing is indicated in parenthesis. Plans shall be no larger than 24 by 36 inch sheet size)

1. ☒ Vicinity Map (include as part of site plan).
2. ☒ Site Plan drawn at 1 inch = 20 feet extending 100 feet beyond the property lines (eight copies).
3. ☒ Landscape Plans identifying: location, size and species of all landmark, historic and specimen trees; trees to be retained, specific tree protection measures drawn at 1 inch = 20 feet (seven copies).
4. ☒ Grading Plan with estimated dimensions and quantities of work involved drawn at 1 inch = 20 feet horizontal with 2' contour intervals (seven copies).
5. ☒ Storm Drainage and Utility Plan drawn at 1 inch = 20 feet (seven copies).
6. ☒ Preliminary Stormwater Management Report and calculations (three copies).
7. ☒ Roadway cross sections, (seven copies of single line drawing with dimensions).
8. ☒ One each 8 by 11 inch reduction of all drawings.
9. ☒ Average daily trips generated by the proposal based on the International Transportation Engineers Trip Generation Manual (two copies).
10. ☒ Building Elevations drawn at ¼ inch = 1 foot or larger. Identify building materials and colors (eight copies).
11. ☒ Title report of subject lot that is less than 30 days old to identify all encumbrances (two copies).
12. ☒ Draft of proposed covenants, conditions and restrictions related to the maintenance of open space or commonly owned improvements, if applicable (two copies).
13. ☒ Letter of Sewer Availability from Pierce County (two copies).
14. ☒ Letter of Water Availability from City of DuPont (two copies). * waived by Dominic Miller, see attached email
15. ☒ One site drawing showing the refuse enclosure(s) that is approved via signature and date by LeMay, Inc. Contact person is Charlie Maxwell, Public Relations Director, 253-537-8687.
16. ☒ Completed Environmental Checklist (two copies). Project is part of SEPA/MDNS for the Barksdale Station Development, Lots 5 and 11
17. ☒ Completed Land Use Application (one copy).
18. ☒ Completed Agent Affidavit (one copy).
19. ☒ Filing fee(s). Type I or Type II Procedure \$1,500.00+Consultant Cost + 10% overhead

Note:

Fill out and return this application with all material listed in the Required Plans, Information and Fee section. Submittal of all required plans, information and fees constitutes a complete application. You will be contacted by the City within 28 days of formal application submittal regarding whether the application is complete. Site work may not start until all necessary permits have been obtained. Paper or electronic drawings of the proposal may be requested for presentation purposes.

Eric Koch
(Applicant Signature)

11/12/2019

(Date)

Eric Koch

(Print name)